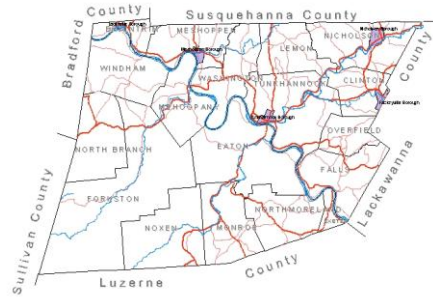


WYOMING COUNTY
OFFICE OF COMMUNITY PLANNING

ANNUAL REPORT

**Annual Report as per
PA Municipalities Planning
Code - Article II
Planning Agencies
Section 207 Conduct of Business
2012 Annual Report**



PLANNING COMMISSION MEMBERS

WALTER DERHAMMER, JR. - Chairman
JIM CAPPUCCI - Vice Chairman
GLENN SHUPP
RANDY EHRENZELLER - Secretary
MARTA KOVACS-RUIZ
DALE BROWN
JON HOWARD
RICHARD FITZSIMMONS
THOMAS DAVIS

PLANNING STAFF

PAUL J. WEILAGE - DIRECTOR
JAMES E. DAVIS - SOLICITOR

1 COURTHOUSE SQUARE
TUNKHANNOCK, PA 18657

ANNUAL REPORT

INTRODUCTION

The Wyoming County Office of Community Planning, on an annual basis, submits to the Wyoming County Commissioners a report of the activities of the office for the last year. This is a requirement, as outlined, in the Pennsylvania Municipalities Planning Code (MPC) under Article II Planning Agencies Conduct of Business. This report is required to be submitted by March 1 of each year of its activities.

The Wyoming County Planning Commission was created by the Wyoming County Commissioners and the first organization meeting was held on June 19, 1965.

The Planning Commission consists of nine members, the appointment and terms of which are provided for by the County Commissioners under authority of the Municipalities Planning Code (MPC) Act 247, as amended.

The Commission has adopted its own by-laws that govern operations. The Wyoming County Office of Community Planning assists the Planning Commission in its duties as the duly created planning agency.

The Commission meets at 7:00 PM on the Third Wednesday of each month (except September, which is held on the 4th Wednesday) at the Wyoming County Emergency Operations Center, 455 US Route 6 East, Tunkhannock PA.

The planning office has the use of a part time secretary on an as needed basis for meeting minutes and filing.

SUBDIVISION AND LAND DEVELOPMENT REVIEW

The Planning Office received and reviewed a total of 70 subdivisions and land developments in 2012. This is compared to 45 in 2011, which shows a moderate growth of subdivision activity. Thirteen percent of the land development activity was related to the Marcellus Gas Play. This was down from the seventy percent in 2011 and while it was thought this trend should continue into 2013, it was reduced dramatically. The number of local municipal reviews was 9, which was below the previous trend.

LOCAL BUILDING PERMITS AND C.O.G. ISSUED BUILDING PERMITS

Building Permits have not been tallied for 2012, due to the high number of permits issued due to the flooding event, which included electric service replacement and other reconstruction activity. The following is the list from the 2010 Annual Report to show what the trend in permits has been.

2012

Meeting Chronology

January

- ❖ Reorganization for the 2012 Officers.
- ❖ Final approval Creekside Gardens Land Development
- ❖ Schoolhouse Hill Apartments Senior Housing Land Development Prelim. Approval denied
- ❖ Overfield Interconnect Subdivision and Land Development, Prelim. Approval
- ❖ Hampton Inn Land Development was given Final Approval
- ❖ CVS Pharmacy Land Development was tabled, so local zoning issues could be addressed.
- ❖ Final Approval Eaton Hills Townhouse lots # 99 - 104

February

- ❖ Deborah Place Subdivision - Preliminary & Final Approval was granted
- ❖ O'Brien Land Development in Lemon Township was given Final Approval.
- ❖ Puddlefield Land Development was given Final Approval.
- ❖ Schoolhouse Hill Apt's. was given Conditional Preliminary Approval.
- ❖ The commission discussed making it a requirement of Conservation District Approval prior to the Planning Commission addressing a development.
- ❖ The Commission reviewed legislation that was passed which became Act 13 and its effects on local municipalities and the County.

March

- ❖ Chapin Dehydration Facility was given Preliminary Approval.
- ❖ CVS Land Development was given conditional preliminary approval with six conditions.
- ❖ Springville Compressor Station was given Final Approval.
- ❖ The Commission discussed a policy on Camper / housing developments.

April

- ❖ Johnson Lane Subdivision was given Preliminary and Final Approval.
- ❖ Cynthia & Eric Sprout Subdivision was given Preliminary & Final Approval.
- ❖ The planner gave an over view of a Northern Tier Transportation Study of Areas of Concern with two of the twenty-three sites being in Wyoming County.

May

- ❖ Severcool Compressor Station Preliminary Approval was tabled to receive stormwater review
- ❖ Jack Williams Land Development was given preliminary approval with the conditions given by Eaton Township zoning requirements.

June

- ❖ SWN Land Development Was given Preliminary Approval (previously O'Brien)

- ❖ Elizabeth E. Fisher Subdivision was given Preliminary & Final Approval.
- ❖ Joseph Sisky Subdivision (Re-Plat of Green Acres Subdivision) was given Preliminary & Final Approval but was contingent on and based on note # 9 of the plans (Items 1 thru 9 as listed under note # 9) as a condition.
- ❖ Severcool Compressor Station Land Development was granted Preliminary Approval.
- ❖ The planner presented to the Commission a document outlining Natural Gas Development in Wyoming County and the need to develop an Energy Policy within the County Comprehensive Plan.

July

- ❖ Information on Act 13 and the 13 categories that money can be spent on related to the industry was discussed
- ❖ The planner gave the commission information on Act 97 of 2012 and requirements for local planning commissions to comply with.
- ❖ The planner discussed the proposed revised Hazard Mitigation Plan and the role that the planning office will have related to it.

August

- ❖ The Thomas Schmidle Subdivision was granted Preliminary & Final Approval
- ❖ A review of a project by the Tunkhannock Borough Municipal Authority as per Executive Order 12372 was made.
- ❖ A executive Session was held to discuss personal matters

September

- ❖ The Auchus Subdivision was granted Preliminary & Final Approval
- ❖ CVS Land Development was resubmitted with revised plans based on minor revision to underground tanks and the newly adopted floodplain maps was given conditional approval based on four items needing compliance.

October

- ❖ Meeting canceled

November

- ❖ Thomas Brown & Daryl Brown Subdivision were granted Preliminary & Final Approval.
- ❖ SNW Land Development Expansion was given Final Approval.
- ❖ Chapin Dehydration Facility Land Development was given Final Approval.
- ❖ Eaton Hills Townhouse lots # 105 – 106 was given Final Approval of the As-built plans.
- ❖ Gas House Gang three lot subdivision was granted Preliminary & Final Approval.
- ❖ The Engineer for Taylor Rental presented a sketch plan of a proposed Land Development
- ❖ The Commission accepted the recommendation as submitted for the Tunkhannock and Lemon Act 537 Sewage Facilities Plan.

December

- ❖ A review of the status of the FEMA emergency housing trailers located in Tunkhannock Township took place.
 - ❖ The Planner reviewed pipeline issues related to the Marcellus Shale development.
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LOCAL PLANNING AND PLANNING ASSISTANCE

Local officials within Wyoming County continued to look to local planning to improve and protect our natural resources and quality of life within the County. The Planning Office reviewed various local zoning ordinance amendments during the year, as local municipalities made improvements to these regulations. The Southeastern Joint Planning Commission, which is Eaton and Monroe Townships, continued their joint enforcement of their local zoning ordinance. The joint planning effort of the Lemon / Tunkhannock Township Joint Act 537 Sewage Plan was resumed in 2011; and work is progressing towards a revised joint Act 537 Plan. The Joint Act 537 Plan was reviewed by the planning Office and the plan was submitted to DEP in late November of 2012. The revised plan called for sewage service to be provided to Lake Carey and an area of Tunkhannock Township known as Hill Top and Maple Lane.

The planning office received a large increase in reviews under Act 67 & 68 based on the increase activity due to the gas well development within the County. This increase was also with water withdrawals for the same activity.

The Planning Director became certified as a CFM through the Association of State Floodplain Managers, INC. and assisted local municipalities on various floodplain issues that developed from the flooding of 2011. The Planning Office continued to assist local citizens lending instructions and municipalities on local flood mapping and information on availability of various forms such as Elevation Certificates. The planning office assisted FEMA on scheduling and holding a local meeting on the Floodplain Ordinance requirements. Assistance to local municipalities continue in 2012, as all the local municipalities up-dated their flood plain ordinance and the Planning Office has set up a file of all of the new ordinances adopted by the local municipalities. The new FEMA maps are on a county-wide format and are a layer on the Geographic Information System. The next step in this process will be using the new data and creating a Risk MAP (Risk, Mapping, Assessment and Planning). The Planning office will continue to work towards a county Floodplain Manager to assist municipalities in floodplain management. The office will continue to work for legislation on addressing Act 167 and Act 166, so a comprehensive approach to stormwater management and floodplain management can be achieve.

GEOGRAPHIC INFORMATION SYSTEM

The Planning Office continues to work with the local municipalities on some of their mapping needs with the use of the county G.I.S. software. This was based on reviews of local development plans and assisting with the assistance of the LiDAR contours. Having this data set as provided by the state through the PAMAP program has been of great assistance to the office. The planning office continued to map pipeline development within the County and also mapped the wind farm on the counties GIS.

The Planning Office started to map gas pooling units based on the maps recorded in the Recorder of Deeds Office. It is planned to place this map on the County web page to inform local residents of gas well activity.

In August the Planning Director announced that he would be retiring in February of 2013. I had hoped that with this early notice a replacement could be brought on to provide continuity in the planning office.

MAP OF GAS WELL PADS, PIPELINES & POOLING AREAS

